

ZONING

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Township of Ferguson

Appendix L – TTD Questions

The following set of questions may be posed to determine each project's consistency with the requirements of the text. Applicants' should be prepared to provide evidence of their understanding of these concepts as well as their project's adherence to the associated criteria.

FRAMEWORK PLANS - OPEN SPACE NETWORK

1. Can you identify the intended function of the various areas proposed as open space within the site?
2. How is this space coordinated with the needs expressed by the Township's recreation, parks, and open space plan?
3. The regulations request consideration of the coordination of open space with adjacent properties in order to establish a connected network. How have you addressed this?
4. How do you anticipate using the proposed open space to create landmarks or focal points for the community as required?
5. How does the development you propose complement the distinctive resources of the site - not simply avoid them? What scenic viewsheds are created and/or preserved?
6. Can you identify what access (other than streets) is provided to the various open space areas?
7. How does the open space network you propose connect residents to civic and commercial areas? (on this AND adjacent sites)
8. How/Where has public space [plazas, courtyards, walk-ways, civic uses] been provided within the site? Does this public space serve as a focal point?
9. Which, if any, design incentives have you incorporated with regard to the preservation of open space? What then is the percentage of your site that is composed of required open space?
10. Have you investigated whether there are any plants or animals which are unique to your site? If so, what have you done to ensure their continued presence? If not, why not - and how will you revise the proposed design accordingly?

FRAMEWORK PLANS - TRANSPORTATION NETWORK

1. How does your design foster pedestrian activity?
2. How does your design facilitate transit opportunities? Where do you anticipate placing transit facilities?
3. How were the number and location of access points to Circleville Road and/or Blue Course Drive selected?

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4. The regulations call for the alignment of streets in a manner that creates terminal vistas of specific features of the development or that provides views to prominent vistas. Can you show us how your design accomplishes this?
5. How is bicycle traffic accommodated on your local streets?
6. Based on your street pattern, can you show us which lots are oriented in a manner that allows them to be able to take advantage of passive solar-design?
7. What type of crosswalks will be utilized throughout the site? How do you intend to handle pedestrian crossings of Blue Course Drive? Have you included sidewalks along Blue Course Drive as dictated by the Corridor Overlay Zone requirements?
8. Can you describe your street hierarchy? What percentage of your lots were able to be designed with rear access?
9. Where is bicycle parking provided for within your site?
10. Are all streets designed as through-streets? If not, why not?

FRAMEWORK PLANS - UTILITIES FRAMEWORK

1. How have you coordinated drainage and stormwater management to ensure the continued function of groundwater resources?
2. How/Where has your stormwater management infrastructure been incorporated as an element of your open space?
3. How have utility locations been coordinated with your street system and landscaping plans with regard to the placement of aboveground utility structures?
4. Do you anticipate incorporating garden roofs or pervious paving to minimize the impact of impervious coverage on the site? If not, why not?
5. Where are infiltration and/or bio-retention features utilized on the site?

SITE PLANS - LAND USE STANDARDS/DIVERSITY/BLOCKS

1. Where/How have you incorporated the potential to construct desired accessory units?
2. What portion of your site is designed to accommodate commercial uses? If none, why? If none, what is the composition of the 20% that otherwise would have been dedicated to commercial uses?
3. What is the variation in lots sizes within the average block? What is the average block size?
4. Where have you implemented the requirements for work force housing? Can you tell us how these units will differ from market rate dwellings?
5. Have you incorporated cottages or patio homes? If so, where? What percentage of the units are these types? How will you control the total number to assure it remains within the standards?

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6. How do you anticipate that the design you have developed will foster a sense of community among the residents?
7. What architectural elements or siting criteria do you intend to incorporate to establish community character?
8. What elements of the various housing types you propose make them cohesive and compatible?
9. What centrally located open space is designed to serve those units located _____?
10. What street level improvements do you anticipate incorporating to create a pedestrian scale and/or inviting places to sit, walk, or relax?
11. What is the range of household sizes, incomes, and ages that your development has been designed to serve?
12. What standards will you be incorporating to assure the visual integration of the various uses permitted?
13. How have you addressed the massing requirements of the ordinance?
14. What site features have you retained through the pattern of blocks you propose?
15. Have you been able to minimize the potential for pedestrian and vehicle conflicts? If so, how?

SITE PLANS - DENSITY & SETBACKS/PARKING

1. How much density have you achieved on the site?
2. What is the average lot size?
3. What is the farthest distance from a dwelling unit to a commons, square, greenway, park, or playground? What is the average distance?
4. What is the anticipated setback for dwelling units along local streets? How does this help to define the street space?
5. How do you intend to use landscaping to reinforce pedestrian scale?
6. How many units will be designed to include garages on site? How many of these will be attached?
7. How do you intend to assure visual and acoustical privacy between units?
8. How do you anticipate creating a sense of visual continuity within each block?
9. Are any off-street parking compounds required to be provided? If so, where are these located? How are they accessed?
10. How have you minimized the visual impact of driveways and garages on the pedestrian environment?
11. How is the design for pedestrian access separated from vehicular access points on lots where off-street parking is utilized?

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12. What is your design for landscape installation in required off-street parking areas?
13. How will lighting be used to complement pedestrian walkways and off-street parking compounds?

INCENTIVES

1. How many of the incentives have you taken advantage of?
2. Which ones, and why?

LANDSCAPING

1. How does the landscaping you propose accentuate the natural and built environment?
2. Do you propose the use of any planted medians or other public landscaped areas?

STREETScape ELEMENTS

1. What amenities [benches, artwork, gazebos, fountains, pavilions, etc.] will be provided within proposed public spaces?
2. How will the public spaces you propose function for social interaction or casual conversation?
3. Have any public and/or open spaces been designed to accommodate special community events? If not, why not?
4. Have public spaces been designed and located to promote civic pride? If so, how?

SIGNAGE/LIGHTING

1. What types of light fixtures are to be installed?
2. How do you anticipate that these fixtures will enhance the streetscape? Ensure pedestrian safety? Create a sense of place?
3. How will signage be used to complement the character of the community?
4. Will informational and/or directional signage be provided? How will signage be coordinated for consistency?